

Milo-Grogan Area Plan Draft Proposed Work Program



City of Columbus Department of Development Planning Division

Background: In 1910 the communities of Milo and Grogan were annexed into Columbus. The biggest motivation was the infrastructure needs, in particular streets and sewers. This annexation added 1143 acres and about 5,000 people to Columbus. (*Columbus Neighborhoods, Progress & Promise*, Columbus Neighborhood Design Center) Milo-Grogan remained a self-sufficient community with large heavy manufacturing and industrial employers nearby and local businesses to meet the needs of the community on Cleveland Avenue and other nearby Commercial corridors.

Construction of I-71 in 1960, split the neighborhood in half and was followed twenty years later by the construction of I-670 in the southern part of the area. The demise of manufacturing and the resultant loss of jobs as well as the aging infrastructure have contributed to the decline of the neighborhood. It is necessary at this time to develop an area plan to guide the process of revitalization and help the stakeholders with the future decisions affecting the area.

In response to the request from the Milo-Grogan Area Commission the Planning Division is prepared to begin a neighborhood planning process, which will build upon the assets of the neighborhood and create a plan that can be adopted by City Council.

Purpose: The Purpose of the Milo-Grogan Neighborhood Plan is to serve as a guide for public and private decision-makers regarding the physical development of the area.

Planning Area: The planning area boundaries are I-670 to the south, railroad tracks to the east and west, and Eleventh Avenue and the railroad tracks to the north.

Staffing: Reza Reyazi and Jane Turley of the Long Range Planning Section of the Planning Division will serve as the lead staff. Kevin Wheeler will provide managerial assistance and Vince Papsidero will have oversight.

Planning Process Outline and Timeframe:

Task 1: Data /Information Collection (Months 1 thru 3) -

Explanation: This step involves research regarding city services, property ownership, land uses, community organizations, traffic and circulation, zoning districts and development standards, community services, demographics, business and property inventory, urban form, housing conditions, and workforce.

Product(s): Maps, notes, and demographic data.

Task 2: Monthly Report to the Area Commission (Months 2 thru 10) -

Explanation: The area Commission will receive a monthly report from city staff in a manner to be agreed upon. This could take the form of a presentation at a regularly scheduled meeting during the day or evening or a written report that is distributed to area Commission members.

Product(s): Report – format to be agreed upon.

Task 3: Stakeholder Advisory Group Meetings (Months 2 thru 10) -

Explanation: An advisory group will be established consisting of key stakeholders: the Area Commission, the Community Revitalization Corporation, property owners, business owners, and area residents - as well as city staff and relevant experts. The advisory group will meet on a regular basis anywhere from once to three times a month. Each meeting will be devoted to a particular topic. Currently envisioned topics include: economic development, housing, public facilities and infrastructure, landuse, transportation, and redevelopment sites.

Potential stakeholder groups include:

- Area residents.
- Property owners.
- Milo-Grogan Area Commission.
- Milo-Grogan Revitalization Corporation.
- Columbus Public Schools.
- Business Owners.
- Religious organizations.
- Milo-Grogan Business Association.

- Willing Workers Club.
- Columbus Housing Partnership.
- Habitat for Humanity.
- City departments/divisions

Product(s): A list of identified issues. Reports and maps covering such issues as land use, plans of major landowners, and comments as well as information provided in the focus groups.

Task 4: Idea Gathering Session/Open House (Month 2) –

Explanation: As part of information gathering and issue identification an opportunity will be provided to the entire community to participate in the process through an open house combined with an idea gathering session. The objectives of this session will include but not limited to:

- Communicate the purpose for the plan and process to be used in its conduct.
- Gather suggestions, concerns and general input on the plan.
- Establish basis of continued communication with interested parties.
- Disseminate information learned in tasks one and two.
- Identify assets, liabilities, and possibilities.

Product(s): A summary of information gathered at the open house as well as a tabulation of the idea gathering session including a list of assets, liabilities, and possibilities.

Task 5: Community Survey (Month 3) -

Explanation: Depending upon the level of community participation up to this stage it may be necessary to carry out a community survey to seek further input and identify issues. This task would be optional and dependent upon funding availability.

Product(s): A report containing tabulation and statistical analysis of the survey responses.

Task 6: Issue Analysis and Development of Alternatives (Months 4 thru 7)

Explanation: Upon further clarification of the issues pertaining to Milo-Grogan neighborhood, alternative solutions and perspectives will be developed and discussed with stakeholders. In some cases this will result in multiple draft recommendations, which will have to be evaluated and ultimately a choice must be made among the alternatives that have been considered. During this task it may be necessary to hold additional advisory group meetings to resolve challenges and build consensus.

Product(s): A list of issues, alternatives and notes. Mapping and photos that reflect each alternative.

Task 7: Open House (Month 6) –

Explanation: In order to gauge community's response to various alternatives and draft recommendations that have been developed an open house will be held.

Products: A summary of information gathered at the open house.

Task 8: Preparation of Draft plan (Month 8) –

Explanation: This work will be done in-house drawing upon the input from all the stakeholders and community open houses with assistance from the Urban Design Section to create a document that communicates the information gathered, issues identified and the recommendations.

Product(s): Draft plan.

Task 9: Public Review (Month 9) –

Explanation: This stage of the process will provide the opportunity for broad public review and comment on the draft plan. This will include an open house and a comment period.

Product(s): Revised draft reflecting the comments received.

Task 10: Finalization of the Neighborhood Plan (Month 10) –

Explanation: Milo-Grogan Neighborhood Plan document will be prepared.

Product(s): Final draft of the Milo-Grogan Neighborhood Plan.

Task 11: Development Commission Consideration (Month 11) –

Explanation: Consideration of and action on the proposed area plan by Development Commission including a public comment opportunity.

Product(s): Development Commission recommendation of approval of Milo-Grogan Neighborhood plan to City Council.

Task 12: City Council Consideration (Month 12) –

Explanation: Consideration of and action on the proposed area plan by City Council.

Product(s): Council adopted Milo-Grogan Neighborhood plan.